



Kyrle Road, Clapham, London SW11



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An extremely attractive five-bedroom family house positioned on this sought-after residential street between the commons. This immaculate home has been extended with a rear/side return, into the loft space, and the basement has been converted. The current owners have refurbished the property to an incredibly high standard, so the interior is in excellent decorative order throughout.

The ground floor has a stunning double reception room with attractive ceiling plasterwork, original fireplace, wooden herringbone flooring and a large bay window. To the rear of the property, you'll find the open plan kitchen/breakfast room. The modern kitchen is fitted with high-quality integrated appliances and a large kitchen island with breakfast bar area. There are sliding doors leading out onto the private rear patio garden



Guide price: £2,350,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: G

with the kitchen also being incredibly light with a wonderful floor to ceiling window and sky lights too.

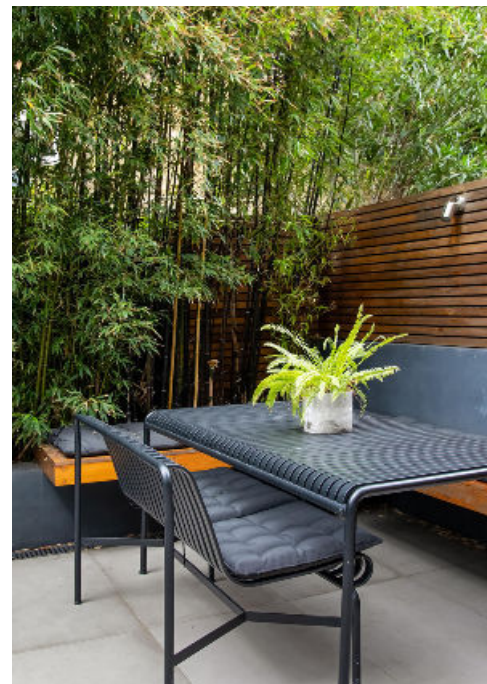
The basement has been converted to create a fantastic space for a playroom/ family room, downstairs WC and a separate utility room which has a kitchenette.

The stylish principal bedroom is situated on the first floor and benefits from plenty built-in wardrobes and a beautiful front bay window. Two additional double bedrooms, also with integrated storage, and a family bathroom are also located on this level. Two further bedrooms, one with its own en suite, and a separate study are arranged over the second floor.





Stunning
Victorian family
home with a
converted
basement





Location

Kyrle Road is a popular road ideally situated between Clapham and Wandsworth Common. The house is located near Thomas's Clapham school, and the area as a whole boasts a wonderful selection of schools, including Honeywell School, Broomwood Hall, Northcote Lodge, Thomas's, Eaton House and Hornsby House. It is a short walk to the buzzing shops, bars, and restaurants of Northcote Road. There are good transport links both by tube and train (Clapham South and Clapham Junction) offering the Northern Line and frequent trains to Victoria/Waterloo. The green spaces of Clapham Common and Wandsworth Common are short walks and the amenities of Balham too.





KYRLE ROAD, SW11

Approximate Gross Internal Area : 209.7 sq. metres
(Excluding Eaves) 2257 sq. feet



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID984883)



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